



City of Burbank
Planning and Transportation Division
Single Family Residential Instructions
FAR INCREASE

150 North Third Street
Burbank, California 91502
www.burbankusa.com
T: 818-238-5250
F: 818-238-5150

This type of application is required if you wish to build a house up to a 0.45 floor area ratio (FAR) in lieu of the 0.40 that is otherwise allowed.

TO ALL APPLICANTS: There is no guarantee, expressed or implied, that any permit or application will be granted. The applicant shall understand that each matter must be carefully investigated and the resulting decision may be contrary to a position taken or implied in any preliminary discussions. Also note the burden of proof regarding this application rests upon the applicant.

The following items must be provided for a FAR Increase application to be accepted for review:

1. Completed application form
2. One set of project plans (11" x 17" or comparable size) including site plan, floor plan, and elevations (optionally, you may use the same set of plans as that submitted for plan check)

There is no application fee for this type of application. However, other plan check and building permit processing fees still apply.

What happens?

Your application is reviewed by Planning and Building Division staff through the plan check process to ensure that **at least five items** from the following list of incentives have been incorporated into the project:

1. The top plate height does not exceed 20 feet.
2. The roof pitch is equal to or greater than six vertical inches for every 12 horizontal inches (6:12).
3. The second story is built within the pitched roof structure.
4. Both side yard setbacks are at least two feet greater than the minimum required.
5. The second story is set back at least 10 additional feet at the front elevation for at least 75 percent of the width of the second story, as measured from the exterior wall of the first story or the outside edge of supporting posts for a covered front porch.
6. The second story is set back at least five additional feet on at least one side elevation as measured from the exterior wall of the first story.
7. The gross floor area of the second floor is no more than 75 percent of the gross floor area of the first floor.
8. The roof is a hipped roof, or gables do not face the interior side yard elevations. If a Dutch gable is used facing an interior side yard, the gable is located at least five feet back from the exterior wall.

If your application is approved, the record of approval is your approved building permit application. There is no public hearing, no public notice is provided, and the decision may not be appealed.